



PARKDALE NORTH
PD AMENDMENT AND PRELIMINARY PLAT

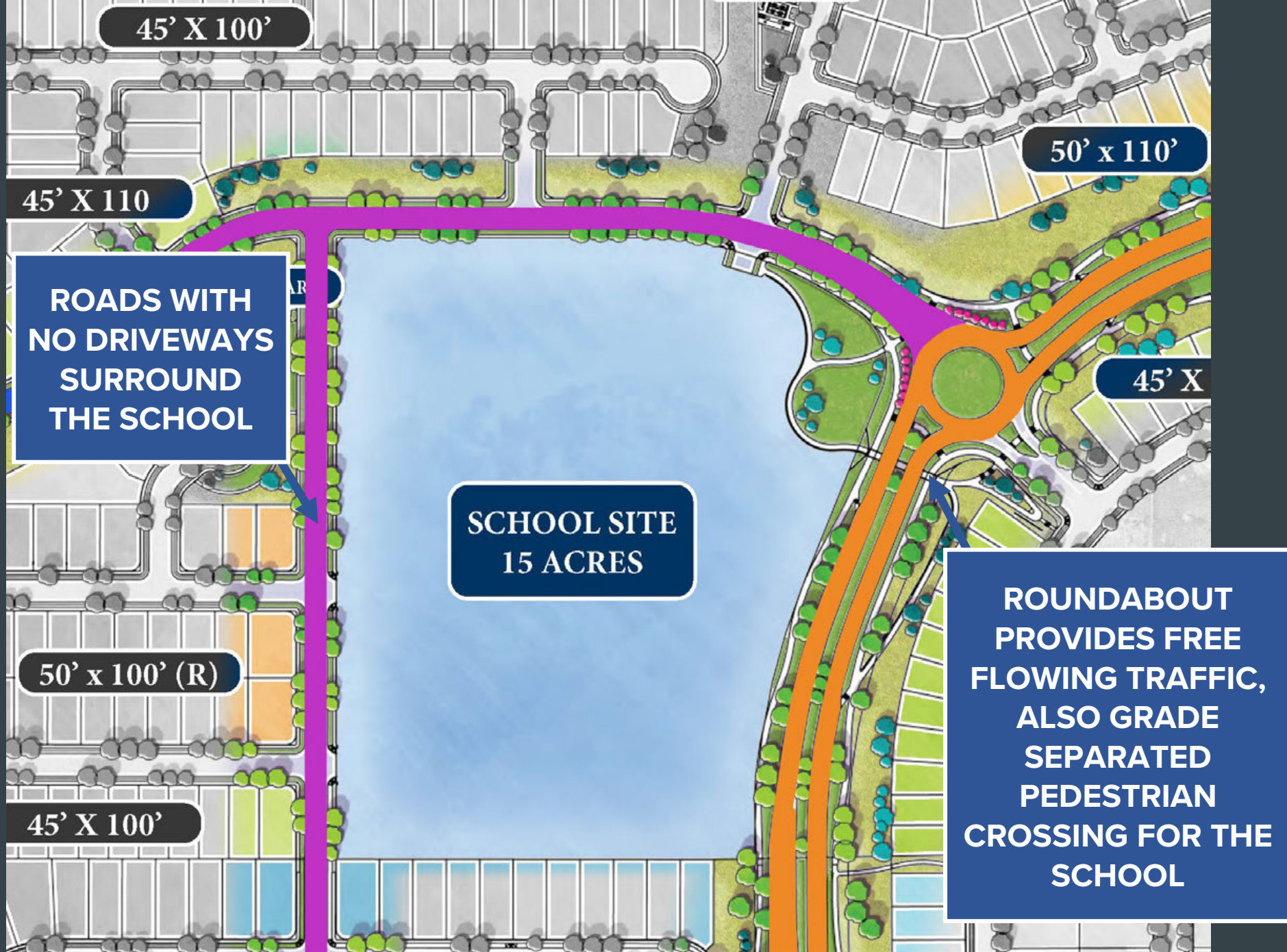
MAY - 2025

WHAT WE HEARD

- Questions related to School site location, verify that the school site location would not impact the flow of traffic on the Future Coal Creek Boulevard.
- Provide more uses in the parks that include activities for more than just young children.
- Will there be enough room on the lots to plant trees and have a useable rear yard.
- Discussion related to providing cash towards the Compass Neighborhood Park in lieu of having an additional Neighborhood Park in Parkdale.

HWY 7 / BASELINE

COAL CREEK BLVD.



ANTICIPATED SCHOOL SITE PLAN



Fields can be used outside of School use times in coordination with the School District.

Anticipated School Zone, not on Coal Creek Boulevard

General Note, no driveways access the "School Zone" which allows better traffic flow for the school.

Out Only

Out Only

Full Movement

In Only

Pedestrian Under Crossing

No School Access to Coal Creek Boulevard

COAL CREEK BLVD

- 4 LANES FROM VISTA PARKWAY TO HWY 7
- MODERN TWO-LANE ROUNDABOUT
- TRAFFIC SIGNALS CAN BE TIMED TO PRIORITIZE NORTH SOUTH TRAFFIC
- NO SCHOOL ZONE RECOMMENDED
- TWO GRADE SEPERATED CROSSINGS

ERIE PKWY

VISTA PARKWAY

- 2 MILES OF TWO LANE, AND ONLY 0.6 MILES OF 4 LANE ROAD
- THREE OLDER DESIGN SINGLE LANE ROUNDABOUTS
- AT GRADE PEDESTRIAN CROSSINGS WITH NO STOP SIGN

I-25

TWO
LANE
ROAD

HWY 7

SOUTHBOUND DUAL
LEFT TRAFFIC SIGNAL
– ACCOMODATES
TWICE THE VOLUME
OF A SINGLE LEFT

SOUTHBOUND
SINGLE LEFT
TRAFFIC SIGNAL



SPEED
LIMIT
50

SPEED
LIMIT
35

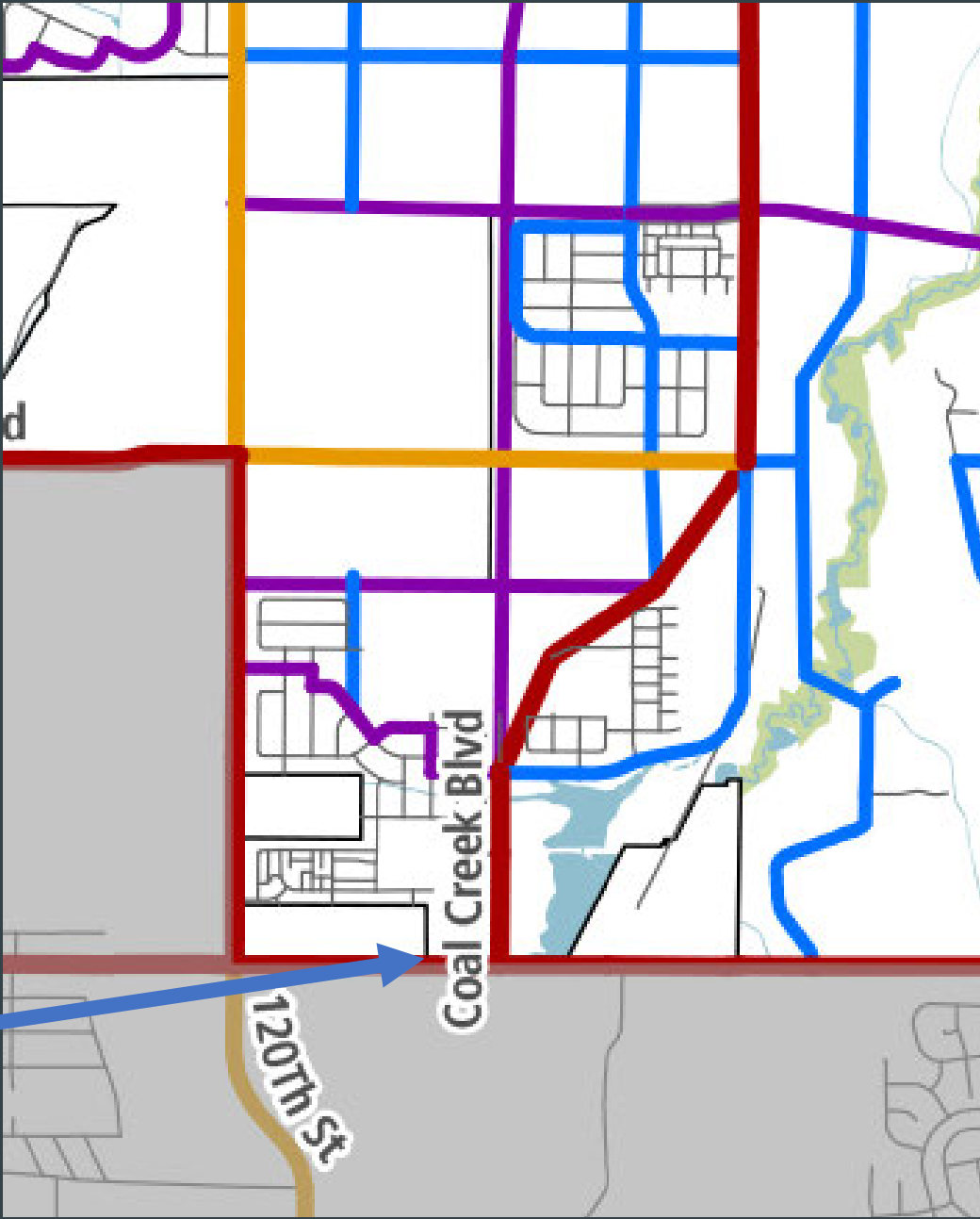
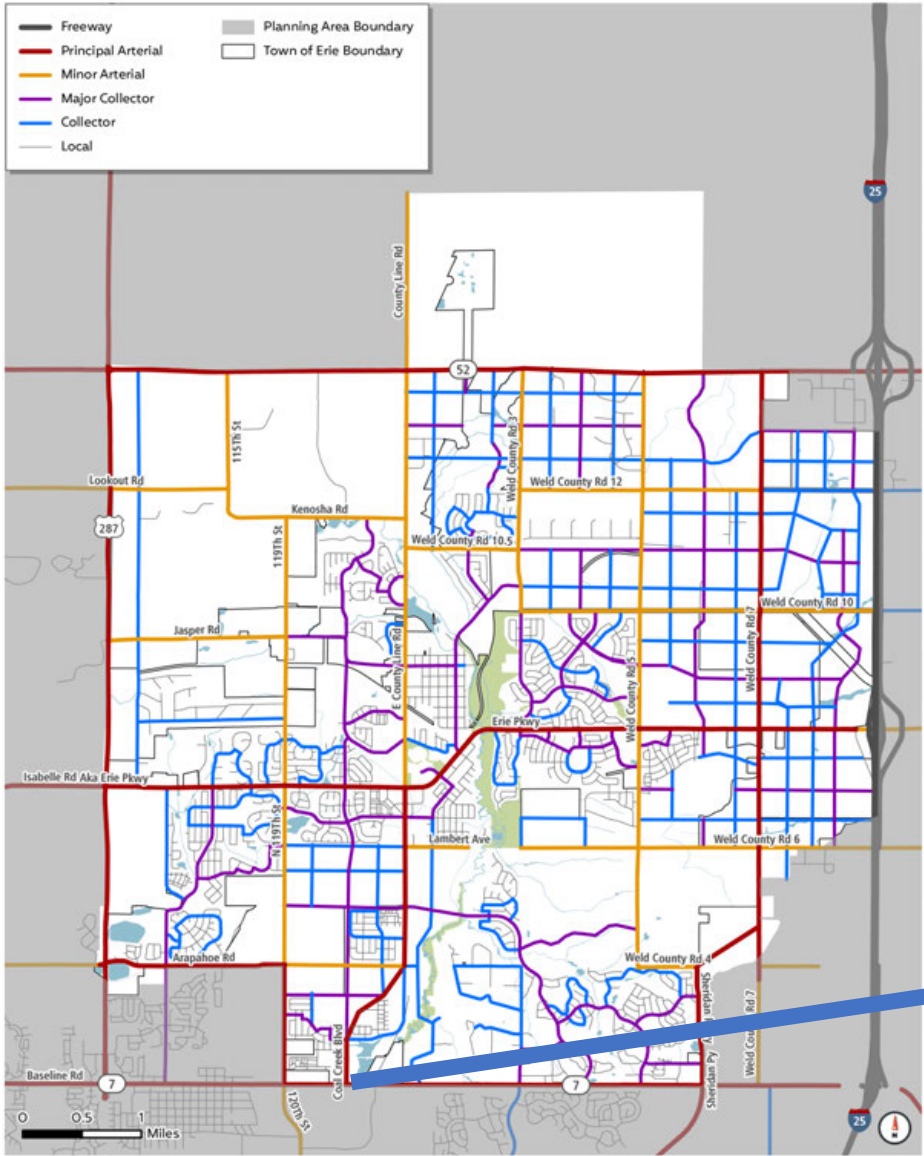
SPEED
LIMIT
45

SPEED
LIMIT
40

SPEED
LIMIT
35

SPEED
LIMIT
35

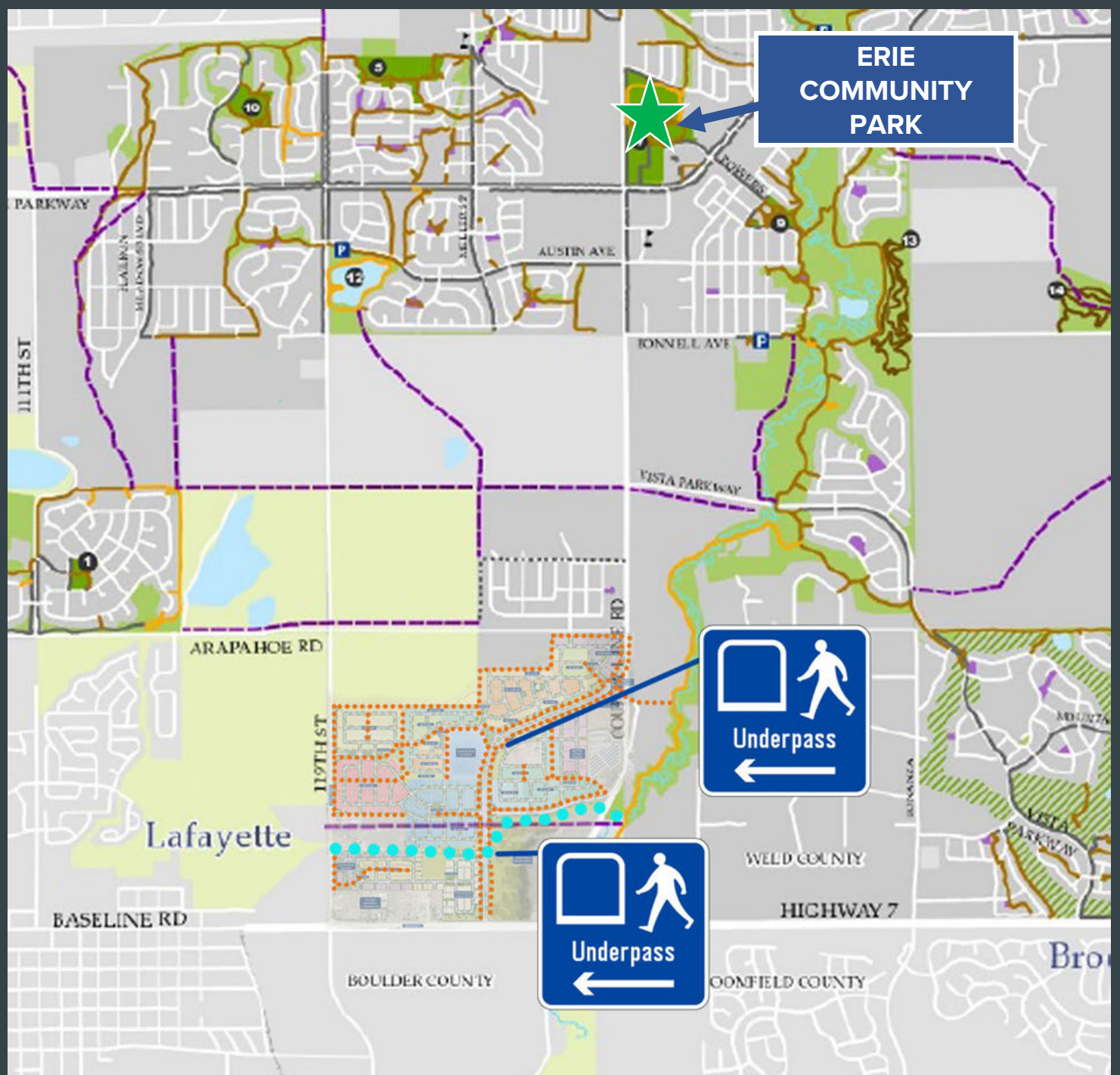
Figure 24. Future Street Classification



REGIONAL ROADWAYS

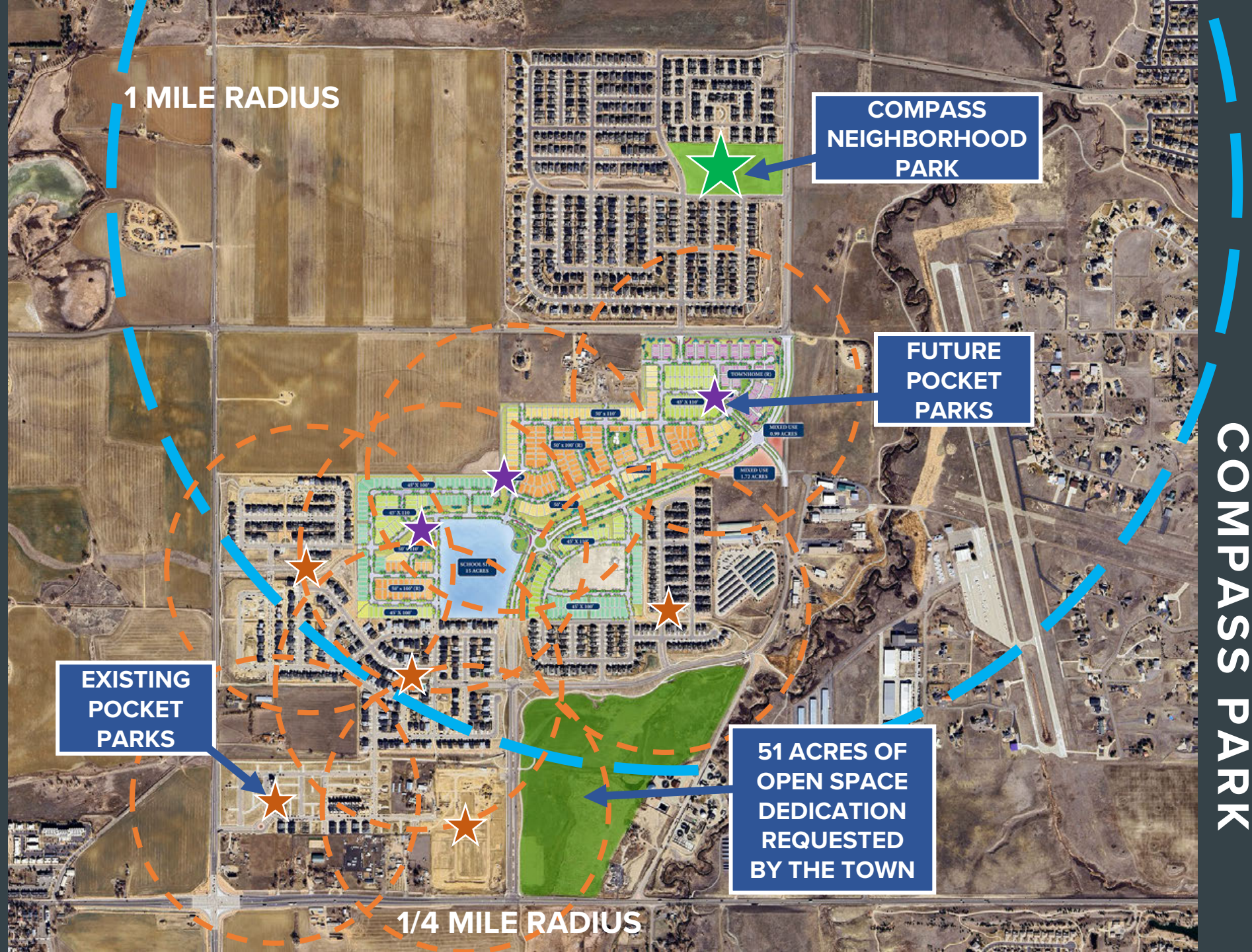
PARKDALE

- Parkdale has already constructed one Pedestrian Underpass, and has already constructed 1.25 miles of Spine Trail to connect to the Coal Creek Trail.
- Parkdale is anticipated to build another Pedestrian Underpass, and another pedestrian connection to the Coal Creek Trail.
- In total Parkdale is providing almost 9 miles of trails throughout the community.



• Per the recorded Annexation Agreement dated August 9, 2022, and consistent with the Pre-Annexation Agreement dated March 10, 2021, Parkdale is committed to providing Cash-In-Lieu for Neighborhood Parks.

• The Town of Erie Parks department requested that Parkdale provide Cash-in-Lieu instead of proposing an additional Neighborhood Park in this overall area, Neighborhood Parks are built and maintained by the Town of Erie.





- The full Parkdale community is approximately 408 acres, within the parks, open spaces and streetscapes our landscape plans depict 4,144 trees, and we anticipate a minimum of 3,412 trees on lots based the requirements of the lot typicals.
- In total Parkdale will be adding a minimum of 7,556 trees to the Town of Erie.

- In general, 100' deep lots will be providing rear yards ranging in depth from approximately 25' to 35'.
- 100' deep lot, 15' minimum front setback (20' for the garage to the ROW), 45'-55' deep homes leaves a rear yard ranging in depth between approximately 25' and 35'. The images depicted show a 27' deep rear yard on the right, and a 35' deep rear yard on the left.





PARK A – CURRENT DESIGN



PARK A – ALTERNATE DESIGN



PARK A - ALTERNATE DESIGN



PARK B - CURRENT DESIGN



PARK B – ALTERNATE DESIGN

[illegible]

EXISTING PARKDALE

**NORTH
PRELIMINARY
PLAT & PD
AMENDMENT
AREA**

119TH STREET

COAL CREEK BLVD.

HWY 7 / BASELINE

ARAPAHOE RD

P A R K D A L E

TOWNHOME (R)

MIXED USE

MIXED-USE
1.72 ACRES

SCHOOL

OPEN SPACE DEDICATION

ALLEY LOA

CITYSCAPE

POCKET PARK

SFD/DUPLEX

FUTURE
REGIONAL

PD APPROVAL CRITERIA

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
 - We concur with the staff's assessment and would like to emphasize that the amendment request is quite narrow in its scope. It effectively brings the dimensional standards in line with the Town's Unified Development Code, enhancing the community's design by permitting a greater diversity of housing types and sizes throughout the Parkdale community.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1.
 - Although the proposed amendment is quite minor, it will enhance the community by permitting a diverse range of housing types as required in the Town's Unified Development Code.

PD APPROVAL CRITERIA

- c. The PD zone district will promote the public health, safety, and general welfare.
 - The proposal has been comprehensively evaluated by Town departments and external referral agencies, including the Mountain View Fire Protection District.
- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.
 - The proposed amendment is limited in scope and will adjust the dimensional standards to conform with the Town's Unified Development Code.
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
 - All utility and service providers have assessed the proposed amendment and have expressed no concerns regarding the capacity to meet community needs.

PD APPROVAL CRITERIA

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.
 - This PD Amendment does not propose any modifications to the vehicular network.
- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
 - The proposed amendment does not alter the existing plans for the pedestrian or bicycle network; Parkdale includes two grade-separated pedestrian/bicycle crossings under Coal Creek Boulevard that connect to the Coal Creek Regional Trail.
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
 - No adverse impacts are expected.

PD APPROVAL CRITERIA

- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
 - The proposed development in this PD Amendment will align with the character of the surrounding Parkdale neighborhood.
- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
 - The proposed development in this PD Amendment will maintain the character of the adjacent Parkdale neighborhood.
- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
 - This PD Amendment specifically enhances the development's ability to offer a variety of housing types and densities, creating more options for future residents of the Town of Erie.

PD APPROVAL CRITERIA

- I. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
 - This PD Amendment, together with the original PD, establishes the foundation for parks, open space, and street views that enhance interest and provide visual diversity.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.
 - The modifications in this PD zone district offer enhanced public benefits by planning a large new neighborhood featuring a range of housing types, a network of open spaces and trails, and a new school site. Furthermore, the community is establishing two grade-separated trail links beneath Coal Creek Boulevard that will connect to the regional trail along Coal Creek.

PRELIMINARY PLAT APPROVAL CRITERIA

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - The proposed Preliminary Plat adheres to both the current and previous Comprehensive Plans. With an overall density of 3.7 dwelling units per acre, it is significantly below the current Comprehensive Plan's allowance of up to 8 dwelling units per acre in Residential Low and 18 dwelling units per acre in Residential Medium, as well as the previous plan's limit of 6 dwelling units per acre.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - The proposal is compatible with the amended Parkdale North PD regarding permitted uses, lot dimensions, layout, open space and parks, and circulation.

PRELIMINARY PLAT APPROVAL CRITERIA

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
 - Staff has determined that the Preliminary Plat adheres to the relevant Town standards following a comprehensive review by Town departments and external referral agencies. Additionally, the area designated in the preliminary plat does not encompass any significant or critical wildlife habitat, and provisions have been made to allocate land for park facilities and open space trails along the edges of the development. As has been stated earlier, the community is establishing two grade-separated trail links beneath Coal Creek Boulevard that will connect to the regional trail along Coal Creek.

PRELIMINARY PLAT APPROVAL CRITERIA

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - Staff has confirmed that the Preliminary Plat's design aligns with the applicable use, development, and design standards from Chapters 3, 5, and 6 of the Code. The subdivision's layout and design are suitable and consistent with the UDC's overarching provisions. The proposed streets and trail connections will enhance the experience for future residents and ensure continuity with surrounding development and trails. The Preliminary Plat includes all necessary utility easements, along with adequate provisions for stormwater management, water supply, and wastewater services.

PRELIMINARY PLAT APPROVAL CRITERIA

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - The property is not located within a designated floodplain, the existing wetland area has already been dedicated to the Town of Erie as Open Space. The preliminary construction documents have been designed to ensure water quality protection, erosion control, and wastewater management. Comprehensive studies were analyzed during the review of the Preliminary Plat, and no issues remain unresolved. The construction documents for the Final Plat will mandate the implementation of Best Management Practices (BMPs) for water quality, stormwater management, and erosion control, in alignment with the Town of Erie's Standards and Specifications for Design and Construction of Public Improvements.

PRELIMINARY PLAT APPROVAL CRITERIA

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - While all new developments inevitably affect the environment, this proposal is not expected to result in significant or unresolved negative impacts. Relevant studies were reviewed during the assessment of the Preliminary Plat, and no concerns remain.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - We concur with staff's evaluation that the subdivision adequately facilitates both pedestrian and vehicle access. Sidewalk and trail connections are strategically placed to link with existing facilities to the west, north, and south of the site. Additionally, as previously mentioned, the community is creating two grade-separated trail connections under Coal Creek Boulevard, which will link to the regional trail along Coal Creek.

PRELIMINARY PLAT APPROVAL CRITERIA

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - No significant negative effects are expected. During the Preliminary Plat review, drainage, erosion, traffic, environmental, and cultural studies were conducted, and no outstanding concerns were identified.
- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - Existing services and facilities are adequate or will be improved through the Preliminary Plat, benefiting the new development, neighboring areas, and the wider community. The Boulder Valley School District supports the plan to dedicate land for a new elementary school, which will help reduce future overcrowding at Sanchez Elementary. The Boulder Valley School District hired an architectural firm to assess the site and develop a conceptual plan that meets the school's requirements without impacting the adjacent street network.

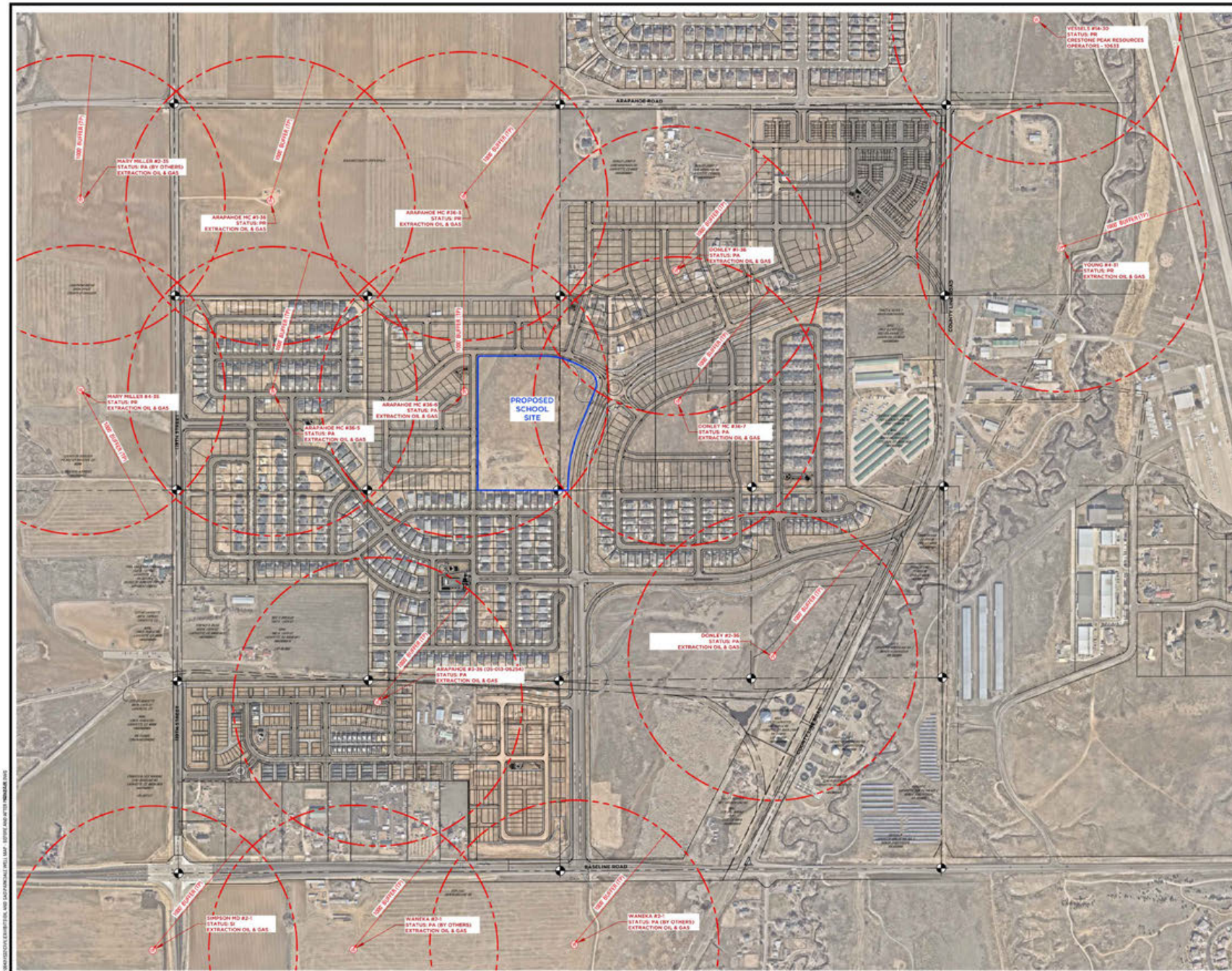
PRELIMINARY PLAT APPROVAL CRITERIA

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
 - As mentioned in the staff analysis, at this time we do not anticipate phasing for this portion of the community. A Development Agreement will be established between the applicant and the Town alongside the Final Plat. This agreement will be evaluated by the Town Council during the Final Plat approval process and may incorporate a phasing plan.



• SUMMARY

- Adds a logical extension to the Parkdale property, as well as providing for the town required future road connectivity.
- This extension of the Parkdale Community has been anticipated for several years.
- The Parkdale Community is providing cash-in-lieu to assist in funding the Neighborhood Park in the adjacent Compass Community.
- Adds a required home style for the Parkdale community.
- Staff has recommended approval based on review of the approval criteria, and Planning Commission unanimously recommended approval as well.

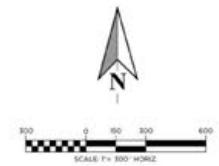


PARKDALE

EXISTING OIL & GAS
WELLS WITH
SETBACKS PRIOR TO
ABANDONMENT BY
PARKDALE

LEGEND

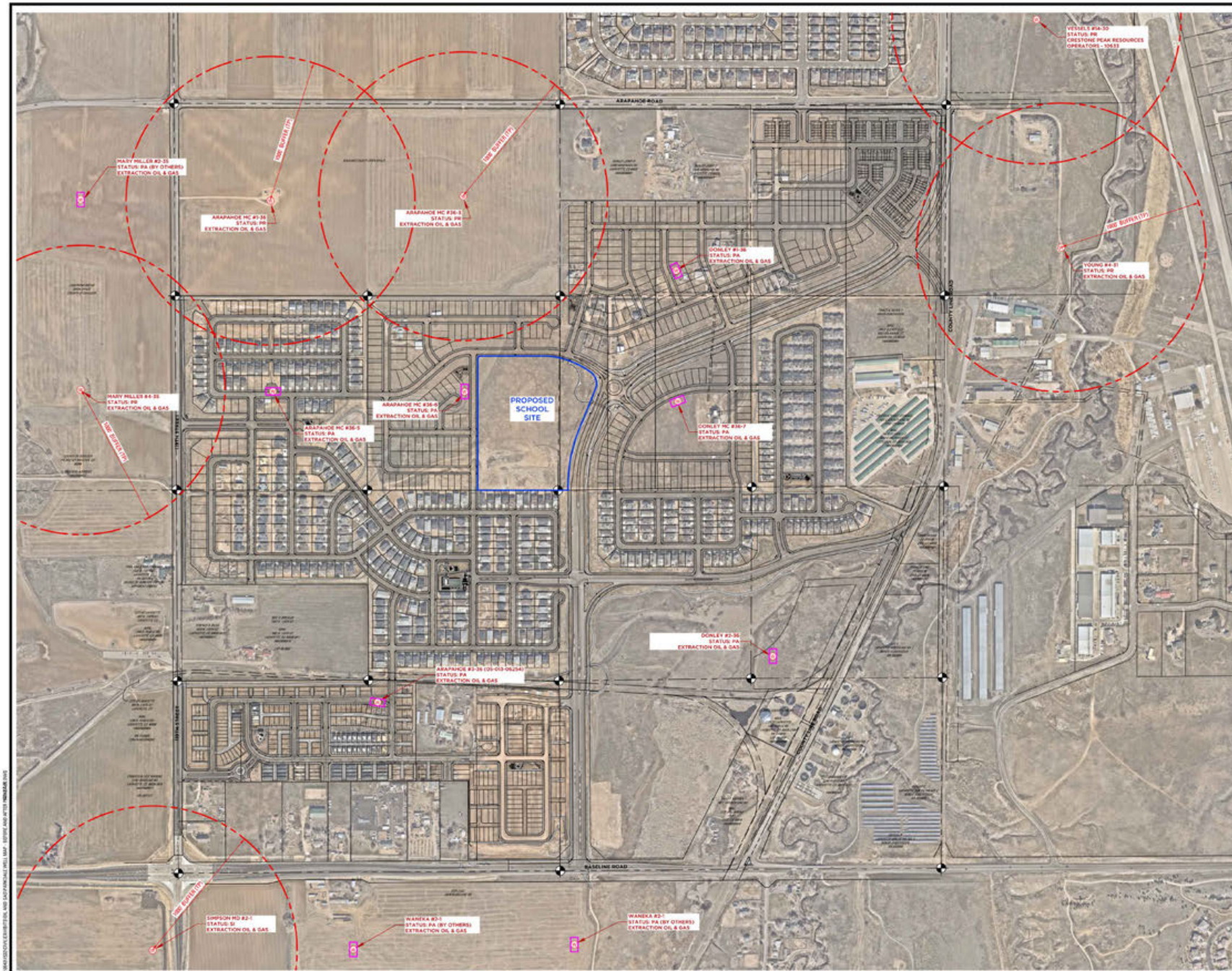
- WELL LOCATION
- 100' SETBACK FROM EXISTING OIL AND GAS FACILITY TO SCHOOL SITE



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04.07.2025

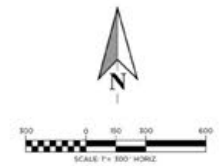


PARKDALE

EXISTING OIL & GAS WELLS WITH SETBACKS AFTER ABANDONMENT BY PARKDALE

LEGEND

- WELL LOCATION
- 100' SETBACK FROM EXISTING OIL AND GAS FACILITY TO SCHOOL SITE
- 50'X10' WORKOVER SETBACK FOR PLUGGED AND ABANDONED WELL



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04.07.2025

DIMENSIONAL STANDARDS SUMMARY CHART

	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY DETACHED	45'	4,950	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300'		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	20'	1,120	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

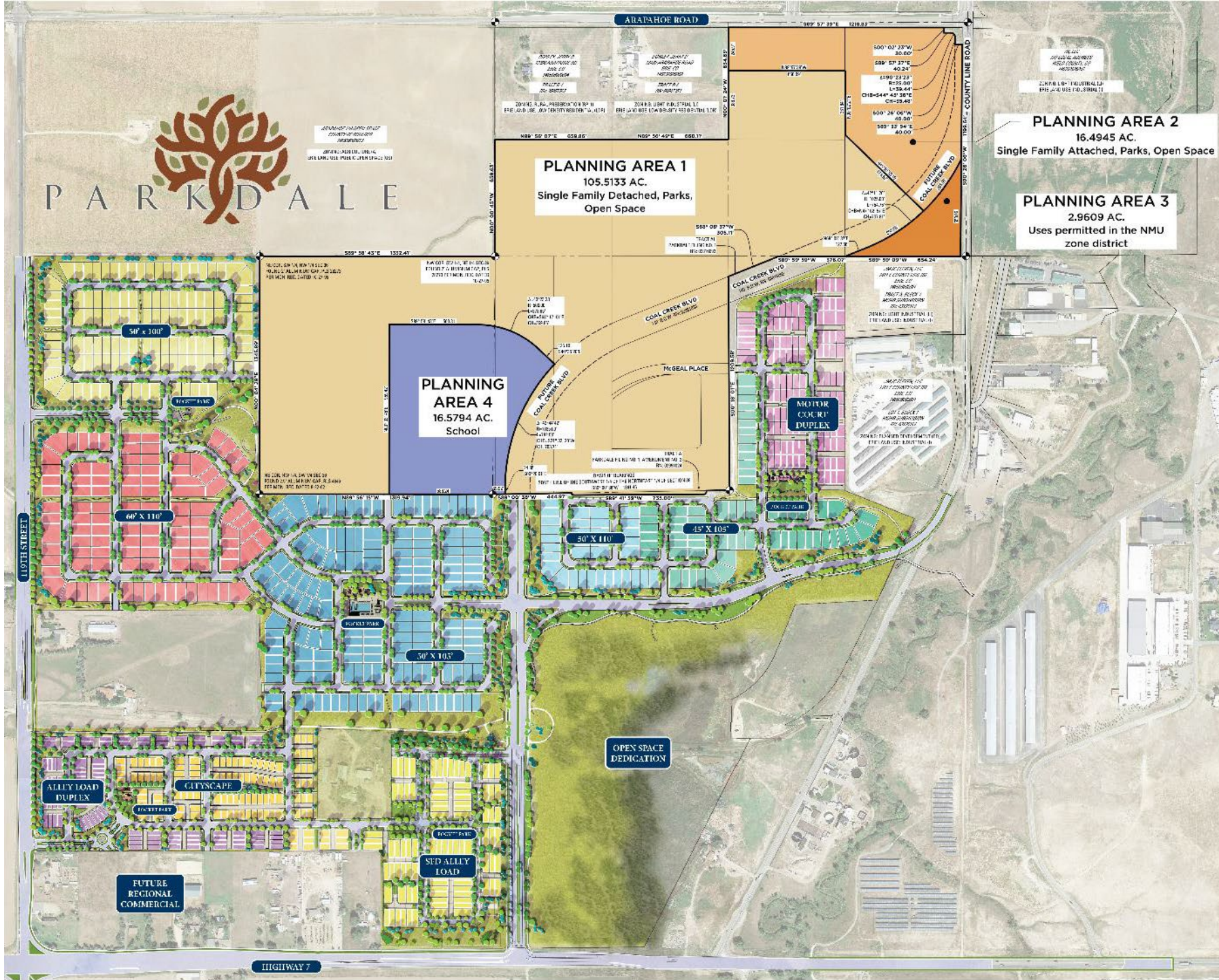
ORIGINAL
APPROVED PD

DIMENSIONAL STANDARDS SUMMARY CHART

	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY DETACHED	45'	Med. 2,500-4,999	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
SINGLE FAMILY ATTACHED	Atch: none	Small 1,000-2,499	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
PLANNING AREA 3 NMU	DEFER TO TOWN OF ERIE UDC, CC (COMMUNITY COMMERCIAL) ZONE DISTRICT FOR NON-RESIDENTIAL USES, AND HR (HIGH-DENSITY RESIDENTIAL) ZONE DISTRICT FOR RESIDENTIAL USES.							

PROPOSED PD
AMENDMENT

PARKDALE





PARK A



PARK A



PARK B



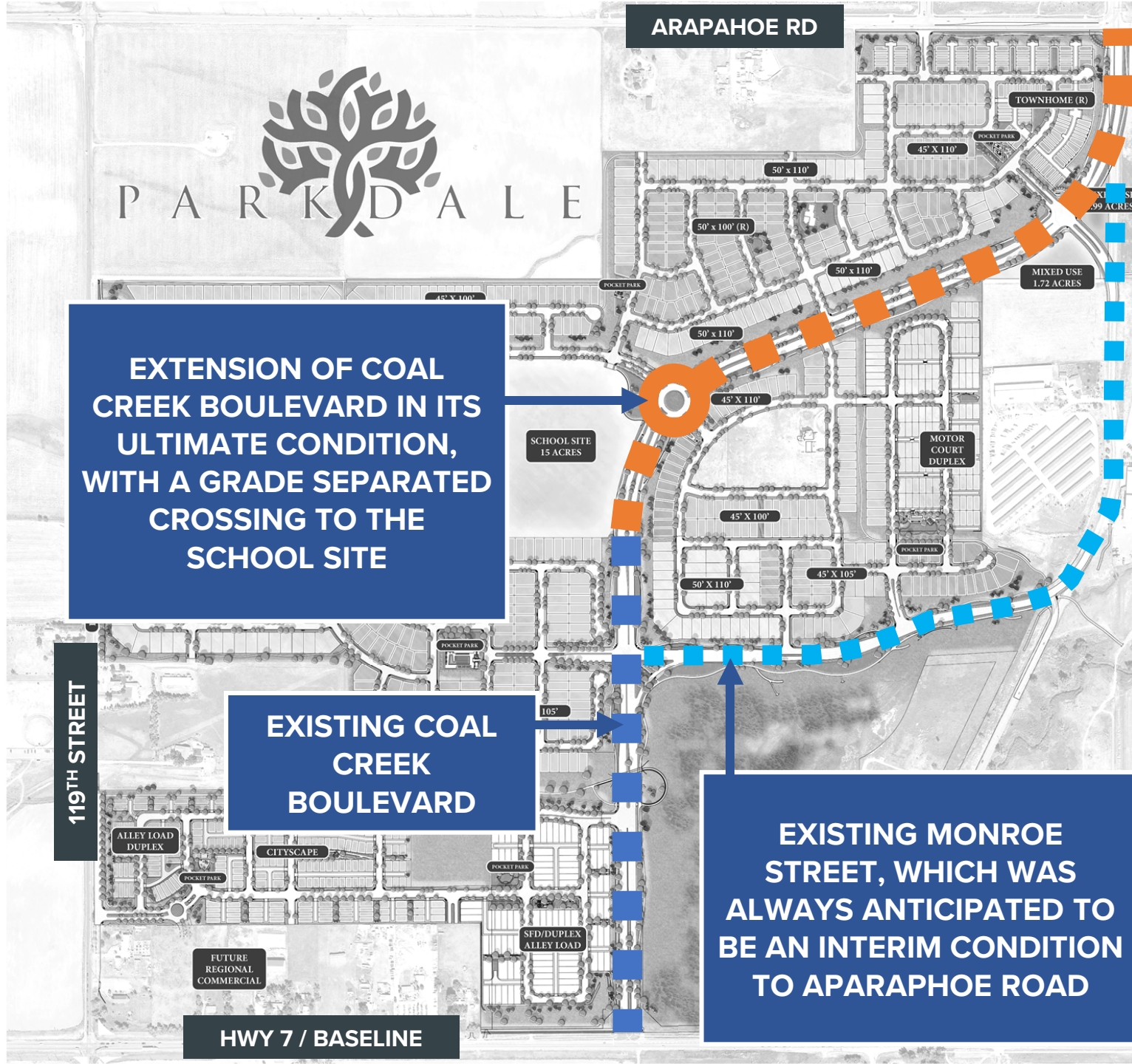
PARK B



PARK C



PARK C



LOT TYPE SUMMARY CHART:

	LOT COUNT	WIDTH	TYPICAL DEPTH
SINGLE FAMILY MEDIUM	74	50'	110'
SINGLE FAMILY MEDIUM	123	50'	100'
SINGLE FAMILY MEDIUM	100	45'	110'
SINGLE FAMILY MEDIUM	109	45'	100'
IF ATTACHED (MINIMUM 10'00")	126	VARIES	72' - 76'
RETAINED	2	VARIES	VARIES

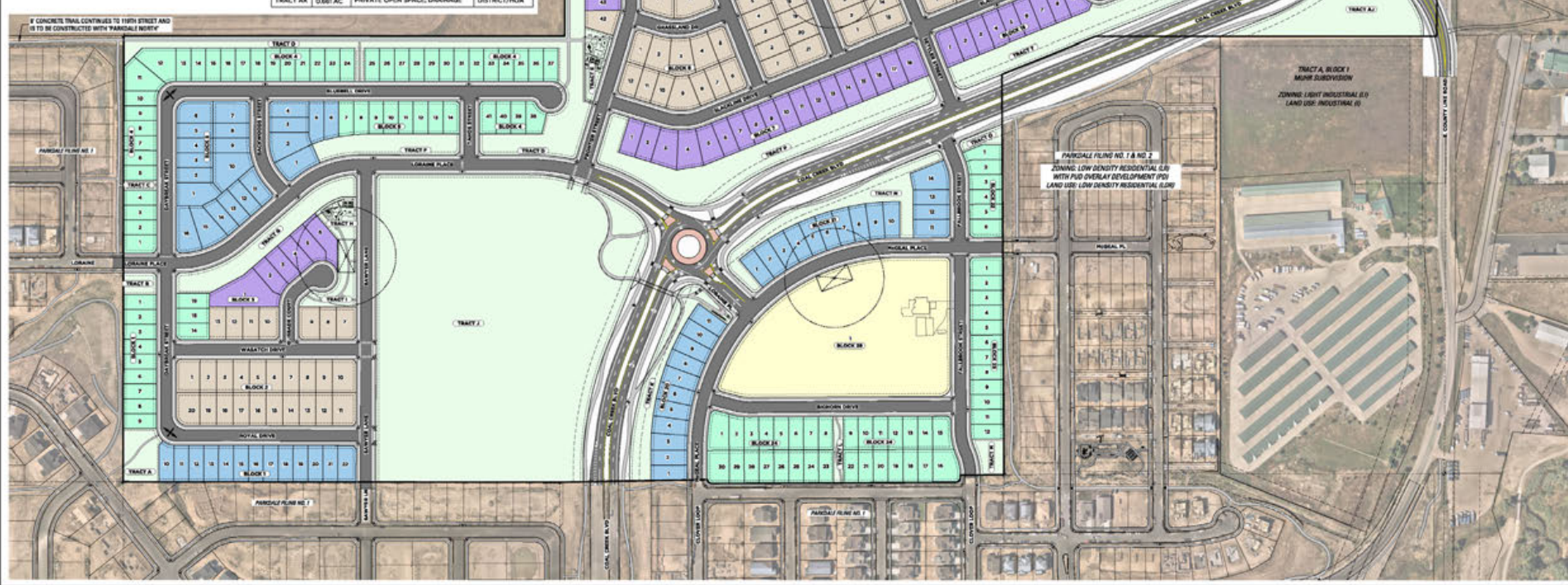
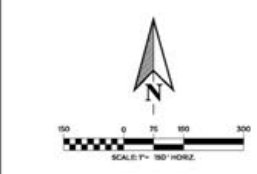
TOTAL: 534

LAND SUMMARY CHART:

TYPE	COUNT (EA)	AREA (AC)	% OF TOTAL
SINGLE FAMILY LOTS	406	56.4890 AC	39.91 %
TOWNHOME LOTS	126	4.8877 AC	3.43 %
PRIVATE ALLEY TRACTS	7	1.5196 AC	1.07 %
OPEN SPACE TRACTS	26	19.0973 AC	13.49 %
FUTURE DEVELOPMENT TRACTS	1	1.7381 AC	1.23 %
POCKET PARK TRACTS	3	1.1499 AC	0.81 %
PUBLIC R.O.W.	NA	41.8005 AC	29.39 %
SCHOOL SITE	1	15.0681 AC	10.65 %

TRACT TABLE:

TRACT	AREA AC	USE	OWNERSHIP / MAINTENANCE
TRACT A	0.401 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT B	0.148 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT C	0.069 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT D	3.203 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT E	0.278 AC	POCKET PARK	DISTRICT/HOA
TRACT F	0.619 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT G	0.509 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT H	0.289 AC	POCKET PARK	DISTRICT/HOA
TRACT I	0.384 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT J	15.066 AC	BUSD SCHOOL PARCEL	PRIVATE
TRACT K	0.886 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT L	0.138 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT M	0.201 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT N	1.107 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT O	0.126 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT P	2.223 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT Q	0.256 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT R	0.882 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT S	0.786 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT T	2.869 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT U	2.043 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT V	0.514 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT W	0.030 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT X	0.209 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT Y	0.373 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT Z	0.603 AC	POCKET PARK	DISTRICT/HOA
TRACT AA	0.136 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AB	0.188 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AC	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AD	0.150 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AE	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AF	0.170 AC	PRIVATE OPEN SPACE	DISTRICT/HOA
TRACT AG	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AH	0.807 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA
TRACT AI	0.127 AC	PRIVATE ALLEY / UTILITIES	DISTRICT/HOA
TRACT AJ	1.738 AC	FUTURE DEVELOPMENT	PRIVATE
TRACT AK	0.661 AC	PRIVATE OPEN SPACE, DRAINAGE	DISTRICT/HOA



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LAND PLANNING

OEO, LLC
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CENTENNIAL, CO 80112
303.770.9111

REVISIONS

NO.	DATE	BY	REVISION DESCRIPTION
1	11/18/20	BSS	REVISION FOR TRACT COMMENT
2	11/18/20	BSS	REVISION FOR TRACT COMMENT
3	11/18/20	BSS	REVISION FOR TRACT COMMENT
4	11/18/20	BSS	REVISION FOR TRACT COMMENT

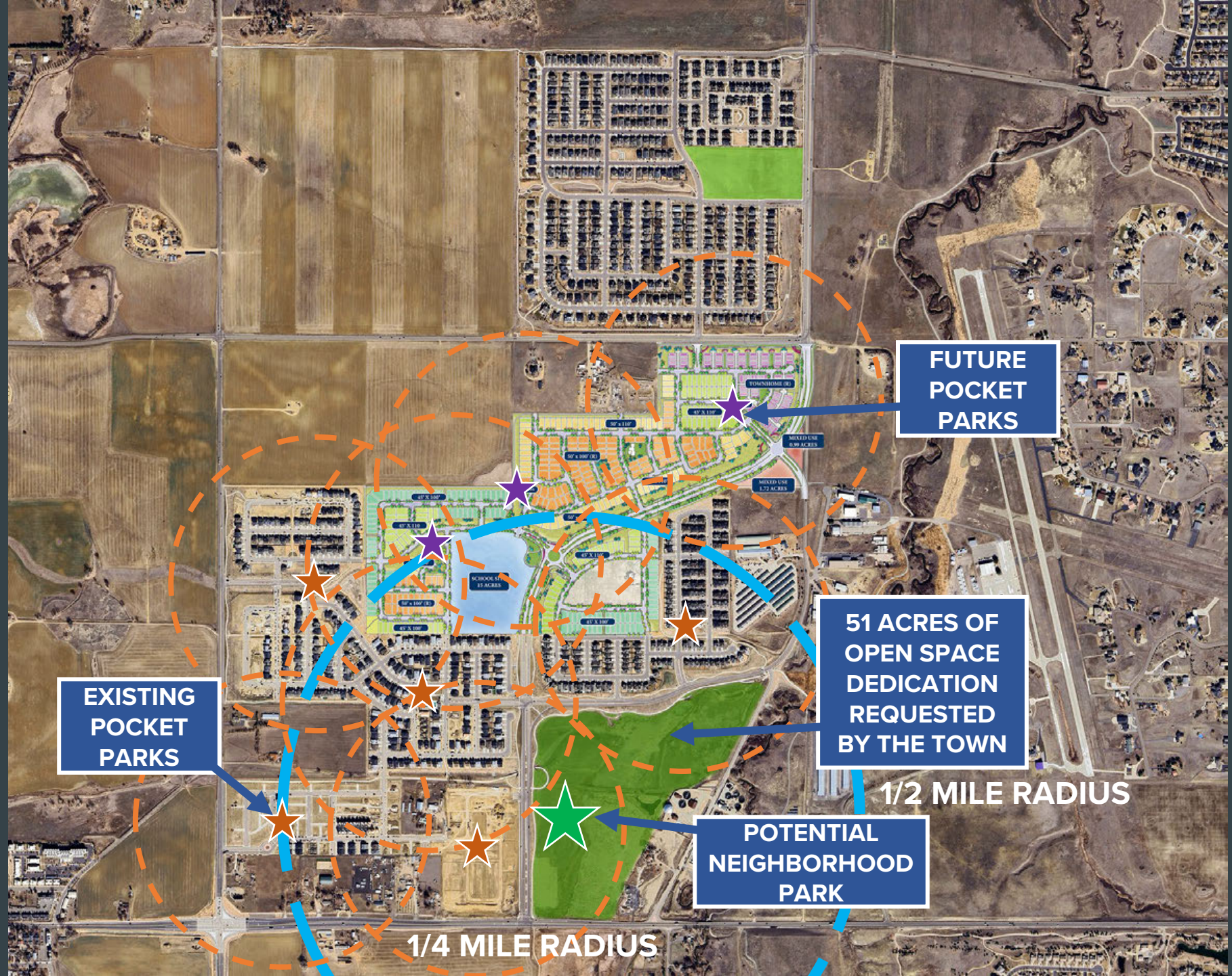
PARKDALE NORTH
PRELIMINARY DEVELOPMENT PLAN NO. 4
OVERALL LAND USE PLAN

PROJECT NO: 0043-1814
DESIGN BY: BSS
DESIGNED BY: BSS
SCALE: 1" = N/A'
SUBMITTED ON: 10.15.2023

C4

10/15/2023 10:15 AM 10/15/2023 10:15 AM 10/15/2023 10:15 AM

- There is approximately 10 acres outside of the wetland area in the 51 acres of Open Space that could be utilized as a Neighborhood Park if desired. This land has already been dedicated to the Town, and the Town ultimately would be designed and constructed by the Town. The cash-in-lieu already paid, and what is anticipated going towards the Compass Park could be used for a Park in this location if desired by the Town.



POTENTIAL PARK

PRELIMINARY PLAT

- The Preliminary Plat is approximately 141.5 Acres, and is designated as a combination of Residential Low, and Residential Medium in the Comprehensive Plan – this permits a maximum of 8 dwelling units per acre in Residential Low, and a maximum of 18 dwelling units per acre in Residential Medium. The proposal is for 534 units, or about 3.7 dwelling units per acre.
- The proposal includes Single Family Detached Homes, and alley served Townhomes which provide for home diversity for the overall community as required by UDC section 10-6-7.
- The Preliminary Plat includes a 15-acre future School Site, with a grade separated trail crossing for the School Site.
- This Preliminary Plat provides the land necessary for the extension of Coal Creek Boulevard which is an important element of the Towns Transportation network.



Town of Erie 2024 Comprehensive Plan – Future Land Use Map

Legend

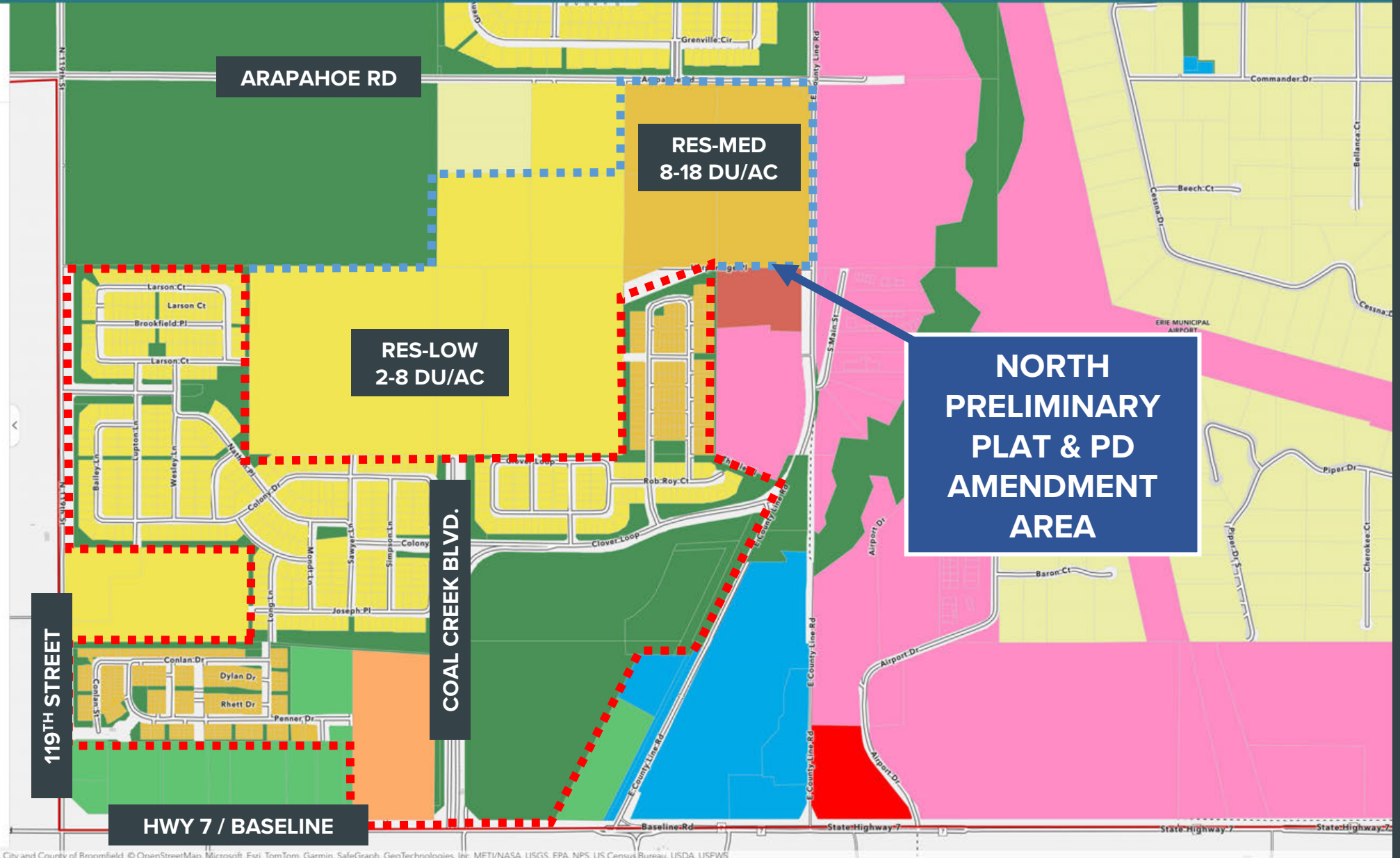
Proposed Planning Area Boundary



Future Land Use 2024 by Parcel

Future Land Use 2024

- Residential - Rural
- Residential - Low
- Residential - Medium
- Residential - High
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Neighborhood
- Mixed Use Village
- Employment
- Heavy Industrial
- Public / Quasi-Public
- Parks, Open Space, and Protected Lands
- Agriculture
- RTD Right of Way
- Other



COMPREHENSIVE PLAN

